

COUNCIL WORKSHOP ITEM

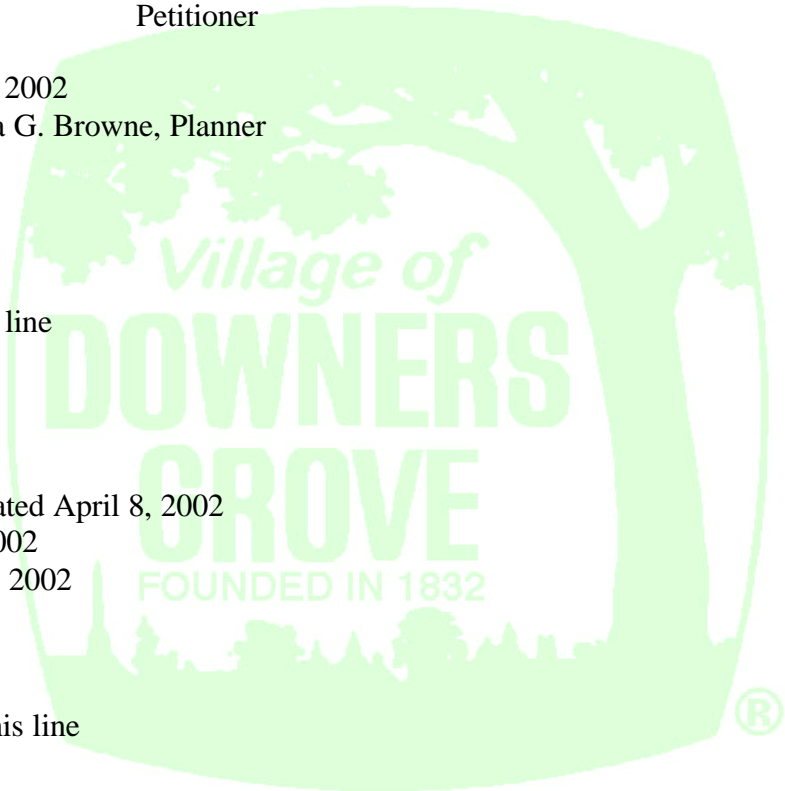
ITEM: **FILE NO. 1076 - P.D. #1 MEADOWBROOK SHOPPING CENTER**
– Amend Planned Development to Allow an Outdoor Seating Area for a Restaurant located at the southeast corner of 63rd Street and Woodward Avenue, commonly known as 2001 63rd Street, Downers Grove, Illinois (PIN Nos. 08-24-202-005,-008,-009); Arun Enterprises, Owner; Nick Papafotopoulos, Petitioner

DATE: April 8, 2002
PREPARED BY: Amanda G. Browne, Planner
PURPOSE:

DISCUSSION:
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ATTACHMENT:
Letter to Mayor and Council Dated April 8, 2002
Draft Minutes Dated April 2, 2002
Staff Findings Dated March 28, 2002

RECOMMENDATION:
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April 24, 2002

Village of
DOWNERS GROVE
ILLINOIS

Civic Center

801 Burlington Avenue
Downers Grove
Illinois 60515-4776
630.434.5500
TDD 630.434.5511
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1015 Curtiss Street
Downers Grove
Illinois 60515
630.434.5940
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Fire Department

Administration

3900 Highland Avenue
Downers Grove
Illinois 60515-1506
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Police Department

825 Burlington Avenue
Downers Grove
Illinois 60515-4783
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Public Works Department

5101 Walnut Avenue
Downers Grove
Illinois 60515-4074
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Department of

Social & Health Services

842 Curtiss Street
Downers Grove
Illinois 60515-4761
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Village of

Downers Grove Web site

<http://www.vil.downers-grove.il.us>

Info Line

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Mayor Brian Krajewski & Village Council
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

FILE NO. 1076 - P.D. #1 MEADOWBROOK SHOPPING CENTER –
Amend Planned Development to Allow an Outdoor Seating Area for a Restaurant located at the southeast corner of 63rd Street and Woodward Avenue, commonly known as 2001 63rd Street, Downers Grove, Illinois (PIN Nos. 08-24-202-005,-008,-009); Arun Enterprises, Owner; Nick Papafotopoulos, Petitioner

Dear Mayor Krajewski & Council Members:

The following motion was adopted by the Plan Commission at their meeting on April 2, 2002:

MOTION: MR. WLODEK MOVED WITH RESPECT TO FILE NO. 1076 – P.D. #1 MEADOWBROOK SHOPPING CENTER THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL THAT THE PETITIONER’S REQUEST FOR THE PLANNED DEVELOPMENT AMENDMENT FOR AN OUTDOOR CAFÉ BE GRANTED AS DEPICTED ON THE SUBMITTED SITE PLAN, LANDSCAPE LAM AND BUILDING ELEVATION DRAWINGS. THIS RECOMMENDATION IS BEING MADE AS THE PROPOSED PLANNED DEVELOPMENT AMENDMENT HAS BEEN PREPARED IN A MANNER WHICH IS CONSISTENT WITH AND IS COMPLIMENTARY TO THE OVERALL PLANNED DEVELOPMENT SITE PLAN AND WITH THE REQUIREMENTS OF THE UNDERLYING B-2, GENERAL RETAIL BUSINESS ZONING DISTRICT. THE PROPOSED SITE PLAN IS ALSO CONSISTENT WITH THE PROVISIONS OF SECTION 28-1006 OF THE ZONING ORDINANCE

**PERTAINING TO OUTDOOR SEATING AND
DINING AREAS, AS WELL AS THE PROVISIONS
OF SECTION 28-1610 OF THE ZONING
ORDINANCE PERTAINING TO EXCEPTIONAL
PERMITTED USES WITHIN PLANNED
DEVELOPMENTS. MR. MCCORMICK
SECONDED THE MOTION.**

ROLL CALL:

AYE: Chairman Jirik

NAY: None

The motion passed unanimously.

This recommendation is being forwarded to the Village Council as the Plan Commission members found the proposed amendment to the subject planned development to be appropriate as it meets the various ordinance requirements.

Sincerely,

VILLAGE OF DOWNERS GROVE



Alan Jirik, Chairman
Plan Commission

AJ:amd

NAY: None

The motion passed unanimously.

PUBLIC HEARING: **FILE NO. 1076** Planned Development Amendment
P.D.#1 Meadowbrook Shopping Center – Amend
Planned Development to Allow an Outdoor Seating Area
for a Restaurant located at the southeast corner of 63rd
Street and Woodward Avenue, commonly known as 2001
63rd Street, Downers Grove, Illinois (PIN Nos.
08-24-202-005,-008,-009); Arun Enterprises, Owner;
Nick Papafotopoulos, Petitioner

Chairman Jirik asked if there was a representative of the petitioner present.

Nick Papafotopoulos stated he is associated with Pavilion Real Estate Services and is present on behalf of both Arun Enterprises, the owner of the property located at 2001 63rd Street, known as Planned Development # 1 and Atlantis Pizza, Pub and Restaurant, Inc., the current tenant of the subject site, who will be opening a restaurant in the coming months named Liberty Pub. Mr. Papafotopoulos explained the property had housed Steven's Family Restaurant for ten years which relocated two blocks west of this site about one year ago. He advised that the owners of Steven's Family Restaurant also own Atlantis Pizza, Pub and Restaurant, Inc. They have an excellent reputation within the community as successful restaurateurs and contributors to many community events.

Mr. Papafotopoulos explained he is petitioning for an amendment to the planned development. Specifically, he is seeking permission for an outdoor seating area to be located in conjunction with the building that will be Liberty Pub. The outdoor seating area will be located in the open space that is formed by the "L" shape of the existing structure. He noted it is currently used as an enclosed garbage area and landscaped green space.

Mr. Papafotopoulos advised that the proposed area would measure approximately 39 feet by 33 feet and would hold nine tables. Each table will seat approximately 4 people. The area will be constructed with approximately 600 square feet of patio space and will be buffered by approximately 722 square feet of landscaped green space. Mr. Papafotopoulos pointed out the entire new area will be surrounded by a fence constructed of six foot brick columns and five foot wrought iron fence sections. There will be a double gate to allow exit from the patio in the event of an emergency. Mr. Papafotopoulos indicated the first gate located closest to the patio will have an alarm that will sound if it is opened. He also said the landscape buffer has been created so as to enclose the area and to insulate the surrounding neighborhood from any ambient noise or light created by the use of the outdoor seating area. Mr. Papafotopoulos pointed out that the fence has been designed with appropriate security measures in accordance with the requirements of the Liquor Commission.

With regard to local zoning regulations, Mr. Papafotopoulos stated the proposed area is immediately adjacent to the physical structure, is not located in any required yard or setback and conforms to the parking requirements. No entertainment will be allowed in the outdoor area. Mr. Papafotopoulos explained the noise from the outdoor seating area would not be such that it would be heard over the ambient noise from traffic on 63rd Street and Woodward Avenue. With regard to lighting, Mr. Papafotopoulos pointed out lighting will be by bulbs each emitting less than 150 watts. Lighting poles will be installed within the outdoor seating area to provide atmospheric lighting for the guests. This lighting will not exceed the ambient lighting provided by the streetlights on 63rd Street and Woodward Avenue or the light poles in the parking lot. Mr. Papafotopoulos expressed the opinion that neither noise nor lighting would provide a nuisance to the neighbors.

In order to accommodate the outdoor seating area and to provide a pleasant dining experience, Mr. Papafotopoulos explained the existing garbage area would be relocated. The proposed area is within the existing parking area immediately northeast of the restaurant structure. The garbage area will be surrounded by an eight-foot fence and landscaping so that it does not present an eyesore to passing motor traffic on 63rd Street. The eight-foot fence will also prevent motorists from viewing the garbage that is stored in the area.

Mr. Papafotopoulos advised that it is a concern to the owners of the property and to the owners of Atlantis Pizza, Pub and Restaurant, Inc. that any landscaping which is removed to accommodate the proposed dining area be replaced in order to keep the natural balance intact. He explained that two island structures would be constructed in the first row of parking immediately west of the building. The structures would hold various landscape greenery to further enhance the beauty of the site. Overall, the landscaped area, after the proposed dining area has been constructed and the garbage area has been relocated, will increase by 140 square feet to 16,009 square feet, or 46.9% of the project area. With regard to stormwater, Mr. Papafotopoulos stated due to the small change in landscaping and a net increase in greenery, Thomas Burke of Christopher Burke & Associates has advised him that a stormwater retention area is not required to be installed as part of this project..

With respect to the parking requirements of the new outdoor dining area, Mr. Papafotopoulos explained they are currently required to provide 52 parking spaces based on the formula provided by zoning regulations. After the improvement of the outdoor seating area, they will need to provide six additional parking spaces. Mr. Papafotopoulos pointed out the current planned development has a parking capacity of 304 spaces of which 254 are currently needed. Therefore, there is a surplus of 50 parking spaces, which is well above the number of spaces required by the addition of the outdoor seating area.

Mr. Papafotopoulos advised that since the format of Liberty Pub is to be a full-service restaurant with a full-service bar, the owners have applied for a liquor license from the Village. He recalled that the Liquor Commission conducted a public hearing in September 2001 and issued a recommendation for the issuance of a liquor license based

on the proposed site plan. He noted the liquor license application process has begun and would be completed prior to the opening of the restaurant.

Mr. Papafotopoulos thanked the Plan Commission for its time and consideration. He indicated he would be pleased to answer any questions.

Chairman Jirik asked Staff to make its presentation.

Ms. Browne stated the petitioner is seeking an amendment to Planned Development #1 to allow an outdoor seating and dining area for the freestanding restaurant located at 2001 63rd Street at the southwest corner of the intersection of 63rd Street and Woodward Avenue in the Meadowbrook Shopping Center, which was formerly known as Steven's Restaurant.

Ms. Browne advised the petitioner desires to construct an outdoor seating and dining area, which requires an amendment to the Planned Development because the Zoning Ordinance specifies outdoor cafes as an authorized Special Use in the underlying B-1 Zoning District. Within a Planned Development, the outdoor seating area is treated as an exceptional permitted use according to the provisions of Section 28-1610 of the Zoning Ordinance.

As a matter of background information, Ms. Browne explained Meadowbrook Shopping Center is actually located within two Planned Developments: Planned Development #1, which includes the former Eagle Food Store and everything to the east of it including the subject area; and Planned Development #8 which includes the remainder of the center located to the west of the former Eagle Food Store. For purposes of this petition, the project area is being defined as a portion of Planned Development # 1 located at its far northeast corner. The project area measures 195 feet east to west along 63rd Street and 175 feet north to south along Woodward Avenue. The project area is 34,125 square feet or approximately .783 acres in area.

Ms. Browne noted the existing 3,900 square foot restaurant as well as parking and landscaped areas occupy the project area. The outdoor seating and dining area is proposed to be located in an L-shaped area to the immediate south and east of the existing restaurant. The area is currently sited with landscaping and an existing enclosed garbage storage area. Ms. Browne stated in order to accommodate the outdoor dining area, the garbage storage area is proposed to be relocated to the northeast of the existing restaurant, and a portion of the existing landscaped area is to be replaced with the outdoor seating area.

The outdoor seating area is proposed to have overall dimensions of approximately 39.67 feet in width as measured east to west and 33.33 feet in depth as measured from north to south with a floor area of approximately 1,322.2 square feet, of which approximately 600 square feet is proposed to be constructed of sealed concrete to accommodate seating, and the remainder of the 722 square feet of the area is proposed to be maintained as landscaped green space.

Ms. Browne explained the outdoor seating area is proposed to be enclosed with a five-foot tall wrought iron fence. She noted the wrought iron portion of the fence itself is proposed to be five feet in height, and the piers will be six feet in height. She noted that in the Staff report she had indicated that the piers would be five feet in height.

The fence is proposed to have an emergency exit gate located at the south side of the outdoor seating area comprised of an inner and an outer gate. The inner gate is proposed to be equipped with emergency exit panic hardware that will sound an alarm if an attempt is made to open it.

With respect to the setback of the fence and the setbacks of the outdoor seating area, Ms. Browne explained as measured from Woodward Avenue there will be a setback of 79.3 feet, equal to that of the existing restaurant. The setback is more than three times the minimum 25-foot setback requirement of the underlying B-2, General Retail Business Zoning District.

With respect to the garbage storage area, Ms. Browne stated it is proposed to be relocated to an area within the existing parking area to the northeast of the restaurant so that it is more remote from the outdoor seating area. The garbage storage area is proposed to be enclosed with an eight-foot tall solid board on board fence. The setbacks of the relocated garbage storage area are proposed to be 37.61 feet as measured from 63rd Street, and 56.43 feet as measured from Woodward Avenue. Both of these front setbacks exceed the minimum requirement of 25 feet.

Ms. Browne noted the landscape plan for the project area has been reviewed by the Village Landscape Specialist, Todd Jacobson, who indicated that the design of the landscaped area should provide adequate screening and should also enhance the aesthetics of the site.

In terms of the percentage of green space, Ms. Browne explained of the 34,125 square foot project area, approximately 15,769 square feet, or 46.21%, is currently improved as landscaped green space. Although some landscaping is being converted to hard surface, but the petitioners are proposing to construct new green space areas in the parking lot to the west of the existing restaurant. There will be a net increase of approximately 240 square feet of green space for a total of over 16,000 square feet of green space, or 46.91% of the entire project area.

With respect to parking requirements, Ms. Browne noted the restaurant and the outdoor seating area are assessed at a rate of one space for every 100 square feet of floor area, except that the lounge or bar area within the restaurant is assessed at a rate of three spaces for every 100 square feet of floor area.

Ms. Browne noted the lounge area has been calculated as the 18 foot by 34-foot area immediately adjacent to and including the service bar, for an area of 612 square feet which requires 19 parking spaces. The remaining 3,288 square feet of the restaurant and

the 600 square feet of the proposed outdoor seating area yield a parking requirement of 39 parking spaces. The total required parking for the project area is 58 spaces.

Ms. Browne explained parking requirements within a Planned Development are assessed on an overall site basis according to the various uses within the development. The portion of the Meadowbrook Shopping Center within Planned Development #1 has 354 existing parking spaces, of which 246 are required to accommodate the other uses within that portion of the development. This requirement includes the vacant retail spaces, which were assessed at the normal parking rate of one parking space for every 300 square feet of floor area.

Including the parking requirement of 58 spaces for the restaurant, lounge and outdoor seating area within the project area, the total required number of parking spaces for the commercial portion of Planned Development #1 is 304 spaces, yielding a surplus of 50 spaces within the Planned Development.

With respect to stormwater management, Ms. Browne noted the Village's engineering consultants, Christopher B. Burke and Associates, has indicated that the proposed construction of the outdoor seating area will not require the installation of stormwater detention facilities due to the small project area, as well as the increase in pervious green space area through the installation of the new landscaped areas within the parking lot.

With respect to signage, Ms. Browne indicated as part of the remodeling of the restaurant, no new freestanding signs are proposed. Rather, the sign faces of the existing freestanding sign located generally to the northeast of the structure are proposed to be changed to reflect the new restaurant and lounge. Additionally, the signage on the building's facade will be designed in conformance with the requirements of the underlying B-2, General Retail Business zoning district.

Ms. Browne explained as part of the remodeling of the restaurant into a restaurant with a lounge that will serve alcoholic beverages, the petitioner will be required to apply for and receive a Village Liquor License. The Liquor Commission conducted a public hearing on September 6, 2001, and based upon the proposed site plan and operational plan, the Commission did recommend that the Mayor issue the Liquor License upon submittal of the required application documents and filing fee.

Section 28-1006 of the Zoning Ordinance establishes certain use regulations regarding outdoor seating and dining areas. The regulations are as follows:

(a) The required parking for the cafe shall be based on the gross floor area thereof and shall conform to the number of spaces required pursuant to Article XIV for "Establishments dispensing food or beverages for consumption on the premises other than restaurants with lounges" if no alcoholic beverages are served, or to the requirements for "Restaurants with lounges" if alcoholic beverages are served.

As previously indicated, the parking requirements will be exceeded by 50 spaces.

(b) The outdoor cafe area shall not be located in any required yard or setback.

Ms. Browne said the required setback of 25 feet as measured from the front property line will be exceeded as measured from both 63rd Street and Woodward Avenue.

(c) Lighting which is directly related to the operation of the outdoor cafe shall be directed away from adjacent properties in such a manner as shall not create a public nuisance.

Ms. Browne stated it is Staff's opinion that the lighting of the outdoor seating area should not create a public nuisance.

(d) No entertainment shall be permitted.

Ms. Browne commented that the petitioner understands this obligation.

(e) The outdoor cafe area shall be immediately adjacent to the principal restaurant building.

Ms. Browne said the outdoor seating area is proposed to be located immediately adjacent to the principal restaurant building, with access to the outdoor seating area being gained through the restaurant except in the case of an emergency when the emergency exit on the south could be utilized.

(f) The outdoor café area shall conform to a site plan and elevation drawings that shall depict vegetation or other screening or reasonable distance from adjacent properties so that noise from the cafe area shall not create a public nuisance.

Ms. Browne pointed out the petitioner has taken the necessary steps to design and locate the outdoor seating area in a manner that will not create a public nuisance.

Ms. Browne concluded that the Planning Staff would recommend that the Plan Commission forward a positive recommendation to the Village Council that the petitioner's request for the planned development amendment be granted as depicted on the submitted site plan, landscape plan, and building elevation drawings.

Ms. Browne advised that she would be pleased to answer any questions from the Plan Commission members.

Chairman Jirik asked if there was anyone in the audience who wished to speak regarding this petition.

Tessa McGuire, 4910 Cornell, Downers Grove, asked if the outdoor seating area will change their liquor service. Ms. Browne responded that the liquor license submittal was

based upon this proposal. Mrs. McGuire indicated she thought the proposed outdoor seating was awesome. She has four children and loves the idea.

John Borrows, 6228 Pershing, Downers Grove stated his property is on the corner of Pershing Road and 63rd Street, right across the street from the Meadowbrook Shopping Center. Mr. Borrows asked what the proposed hours would be for serving liquor in the outdoor area. Ms. Browne deferred to Mr. Papafotopoulos who advised that they are not planning on staying open past midnight. Mr. Borrows stated he understood that this is being called a restaurant and a pub. He asked if it was really a sports bar. Mr. Papafotopoulos responded that it is a restaurant and pub, and there will not be a sports theme.

Mr. Borrows stated he has lived at this address for the last 25 years. He commented that in the last ten years the sidewalk in front of the Meadowbrook Shopping Center on 63rd Street is always littered with trash. You will see liquor bottles, wine bottles, beer cans, candy wrappers, McDonald's debris, etc.. The trash continues down Belmont Road, down Woodward Avenue. Mr. Borrows stated the area looks like Madison Street in Chicago. Mr. Borrows expressed his opinion that the people who create this type of trash will be the customers using the outdoor seating area. Mr. Borrows stated a lot of things would be thrown over the five-foot fence that the petitioners plan to install. Mr. Borrows pointed out this outdoor seating area will attract the younger crowd which in his opinion is people under 35 years of age. Mr. Borrows commented that he has called the management of the shopping center at least a dozen times asking them to put some type of fence at the bottom of the hill to stop all the trash from coming across 63rd Street. If there is a southerly or westerly wind he collects half a garbage can of debris a day. He asked if the customers in the outdoor seating area would get boisterous. He commented that drinking and boisterousness go together. He expressed the opinion that it will not be a family type restaurant.

Mrs. McGuire commented that she would bring her family there. Mrs. McGuire stated her son goes to Great Escape Pre-school which is in this area and her nail salon is in this shopping center. She is in and out of the center all the time. She expressed the opinion that this would be such a benefit for the area. The center has been losing tenants ever since Stevens Restaurant moved several blocks west. The opening of this renovated restaurant with an outdoor seating area will attract other businesses into the shopping center.

Hearing no further comments or questions from the audience, Chairman Jirik closed the public participation portion of the public hearing.

Chairman Jirik asked if there were any questions or comments from the Plan Commission members.

Mr. Wlodek stated his belief that the law does not allow the Plan Commission to make determinations to approve or disapprove the type of business because of anticipatory fear of what might or might not happen at some time in the future. It is a matter of policing by

the owner of the property to see to it that minimum standards are met in order to comply with Village requirements for neatness, cleanliness, noise abatement, etc. If violations of those requirements occur in the future, the owners will be subject to disciplinary action.

Mrs. Reynolds emphasized that it is the business owner's responsibility to make sure that the area is kept up.

Mr. Stark asked the petitioner if the outdoor seating area is going to be a beer garden. Mr. Papafotopoulos responded that it would just be a way to enjoy the outside weather. Mr. Papafotopoulos stated they would be serving food throughout their business hours. They would not close the kitchen and then continue to sell alcohol. He commented that they are a restaurant that has applied for and received approval of a full service liquor license.

Mr. Soumbakopoulos stated he is one of the owners of the restaurant and indicated they would strive to keep the restaurant trouble-free because trouble is not good for business. They want this restaurant and patio area to be a family place.

Chairman Jirik referred to the Staff Findings and asked Ms. Browne to confirm that no entertainment means no music and no speakers. She agreed. Chairman Jirik noted the building itself is a noise barrier. He also pointed out there is an obligation on the owner's part to make sure liquor does not go over the fence. Violations could result in suspension of the liquor license.

Chairman Jirik asked if the business would do carryout, and Mr. Papafotopoulos responded carryout food but not carryout liquor.

Mr. McCormick stated that he sees the renovated restaurant and proposed outdoor seating area as a boon for the Meadowbrook Shopping Center, and Mrs. Reynolds concurred. Mr. McCormick noted the center has fallen on hard times with the Eagle Grocery Store moving to Westmont and Stevens Restaurant moving west on 63rd Street to Woodridge. He commented that this is a very good plan.

Mr. Waechtler asked the petitioner for clarification regarding ownership and whether he has another business elsewhere. Mr. Papafotopoulos stated he has his own company, Pavilion Real Estate Services, and he was brought on as the petitioner. He further explained that Stevens Family Restaurant used to be in this building. Now there is a new corporation, Atlantis Pizza & Pub, which has the same owners as Stevens Family Restaurant. They will be operating Liberty Pub at this location. He reiterated that the owners have been established in Downers Grove for the past ten years. Mr. Waechtler asked for clarification of Arun Enterprises. Mr. Papafotopoulos explained Arun Enterprises is the property owner of the Meadowbrook Shopping Center.

Mr. Waechtler asked Ms. Browne how many handicap parking spaces will be provided. She responded that two handicapped spaces are shown on the site plan and indicated the number of parking spaces is based on the number of seats in the restaurant itself. She noted that upon submission of a building permit application, The Code Services

Department is responsible for making sure that the number of handicap parking spaces meets the applicable code requirements. Mr. Waechtler commented that two parking spaces out of 58 did not seem like very many handicap parking spaces.

Mr. Waechtler asked Staff for clarification regarding the status of the stormwater management permit application referred to in Mr. Burke's letter of March 19, 2002. Ms. Browne explained that while the petitioner will not be required to provide stormwater detention because he is paving over a very small area and increasing the pervious area on the site by creating more landscaped area, he still needs to complete and submit the stormwater application so that Christopher B. Burke Engineering can have the site plan in their review file. Upon receipt of the application, Burke Engineering will provide the necessary review letter to the Village so that the building permit can be issued..

Mrs. Reynolds recalled that this is not the first time the Village has granted approval for an outdoor seating area.

As there were no further comments or questions, Chairman Jirik called for a motion.

MOTION: MR. WLODEK MOVED WITH RESPECT TO FILE NO. 1076 P.D. #1 MEADOWBROOK SHOPPING CENTER THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL THAT THE PETITIONER'S REQUEST FOR THE PLANNED DEVELOPMENT AMENDMENT FOR AN OUTDOOR CAFE BE GRANTED AS DEPICTED ON THE SUBMITTED SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATION DRAWINGS. THIS RECOMMENDATION IS BEING MADE AS THE PROPOSED PLANNED DEVELOPMENT AMENDMENT HAS BEEN PREPARED IN A MANNER WHICH IS CONSISTENT WITH AND IS COMPLIMENTARY TO THE OVERALL PLANNED DEVELOPMENT SITE PLAN AND WITH THE REQUIREMENTS OF THE UNDERLYING B-2, GENERAL RETAIL BUSINESS ZONING DISTRICT. THE PROPOSED SITE PLAN IS ALSO CONSISTENT WITH THE PROVISIONS OF SECTION 28-1006 OF THE ZONING ORDINANCE PERTAINING TO OUTDOOR SEATING AND DINING AREAS, AS WELL AS THE PROVISIONS OF SECTION 28-1610 OF THE ZONING ORDINANCE PERTAINING TO EXCEPTIONAL PERMITTED USES WITHIN PLANNED DEVELOPMENTS. MR. MCCORMICK SECONDED THE MOTION.

Chairman Jirik asked if there was any discussion regarding the motion. There was none.

ROLL CALL:

AYE: Mr. Wlodek, Mr. McCormick, Mr. Kahlke, Mr. Matejczyk, Mrs. Reynolds, Mr. Stark, Mr. Waechtler, Chairman Jirik

NAY: None

The motion passed unanimously.

Mr. Waechtler asked the petitioner to provide more than two handicap parking spaces if at all possible. The owner indicated there was a mistake on the plans. There will be two more handicap parking spaces in the front of the building for a total of four handicap parking spaces.

Chairman Jirik stated it will be a few weeks before the Mayor and Village Council will consider this recommendation and the accompanying body of information. Those wishing to follow this petition as it progresses through the review levels should contact Staff. The Village Council Workshop agenda is published on Fridays in the Village Corner page of the Downers Grove Reporter.

Chairman Jirik stated the Plan Commission wants to recognize Mr. Wlodek's contributions to the Plan Commission during his 18 year tenure. His dedication as an unpaid volunteer and his willingness to give back to his community is recognized and affirmed. Chairman Jirik wished Mr. Wlodek well on behalf of himself and the Plan Commission members.

Mr. Wlodek thanked the Chairman for his comments. Mr. Wlodek stated he loves Downers Grove from the bottom of his heart. It has been his home for the last 21 years and he felt that his service on the Plan Commission had helped him add to the quality of the Village. Mr. Wlodek recalled he consistently voted no on the Homart project at 31st and Highland, and that project was never built. Mr. Wlodek indicated his decision not to seek another term was to provide an opportunity to make a contribution for someone younger with the same type of vitality he had 18 years ago. Mr. Wlodek recognized the Commissions two new members. He extended good wishes and thanked all the Plan Commission members.

As there was no further business, Chairman Jirik called for a motion to adjourn. **Mr. Wlodek moved to adjourn the meeting, and Mrs. Reynolds seconded the motion. The motion passed unanimously.**

The meeting adjourned at 9:05 p.m.

PUBLIC HEARING: **FILE 1076** Planned Development Amendment - P.D. #1
Meadowbrook Shopping Center – Amend Planned Development to
Allow an Outdoor Seating Area for a Restaurant located at the
southeast corner of 63rd Street and Woodward Avenue, commonly
known as 2001 63rd Street, Downers Grove, Illinois (PIN Nos. 08-
24-202-005,-008,-009); Arun Enterprises, Owner; Nick
Papafotopoulos, Petitioner

FINDINGS:

1. The petitioner is seeking an amendment to Planned Development #1 to allow an outdoor seating and dining area for the freestanding restaurant located at 2001 63rd Street, which was formerly known as Steven's Restaurant. The property is located at the southwest corner of the intersection of 63rd Street and Woodward Avenue and is part of the Meadowbrook Shopping Center.

On April 3, 1972, the Village Council adopted Ordinance No. 1626 which authorized the development of the freestanding restaurant. The petitioner is now redeveloping the restaurant into a new restaurant with a lounge called Liberty Pub. The interior remodeling and exterior façade renovations to the restaurant that are being undertaken by the petitioner do not require a Planned Development Amendment and have been authorized by the Code Services Department under Permit No. GAR 516 which was issued on October 1, 2001.

However, the petitioner also desires to construct an outdoor seating and dining area, which requires an amendment to the Planned Development. Pursuant to Section 28-606(f) of the Zoning Ordinance, the use category of an "outdoor café" is listed as an authorized Special Use in the underlying B-2 Zoning District. As the property is located within a Planned Development, the outdoor seating area is treated as an exceptional permitted use according to the provisions of Section 28-1610 of the Zoning Ordinance.

2. Meadowbrook Shopping Center is part of two separate Planned Developments: Planned Development #1, which encompasses the eastern portion of the center including the former Eagle Food Store and the subject area; and Planned Development #8 which includes that portion of the center located to the west of the former Eagle Food Store. For purposes of this petition, the project area is being defined as a portion of Planned Development #1 located at its northeast corner, which is the southwest corner of 63rd Street and Woodward Avenue. The project area measures 195 feet as measured east to west along 63rd Street, and 175 feet as measured north to south along Woodward Avenue. The project area is 34,125 square feet, or approximately .783 acres in area.
3. The project area is occupied by the existing restaurant as well as parking and landscaped areas. The existing restaurant is a single story structure with a floor area of approximately 3,900 square feet. The outdoor seating and dining area is proposed to be located in an L-shaped area to the immediate south and east of the existing restaurant,

which is currently sited with landscaping, as well as an existing enclosed garbage storage area.

In order to accommodate the outdoor dining area, the garbage storage area is proposed to be relocated to the northeast of the existing restaurant, and a portion of the existing landscaped area is to be replaced with the outdoor seating area. Additional greenspace areas will be gained through the installation of a new landscaped area within the outdoor seating area, as well as the construction of new landscaped islands within the parking lot to the west of restaurant.

The outdoor seating area is proposed to have overall dimensions of approximately 39.67 feet in width as measured east to west and 33.33 feet in depth as measured from north to south. The area of the outdoor seating area is proposed to be approximately 1,322.2 square feet, of which approximately 600 square feet is proposed to be constructed of sealed concrete to accommodate seating for 36 persons at nine tables of four seats each. The remaining 722 square feet of the area is proposed to be maintained as landscaped greenspace.

4. The outdoor seating area is proposed to be enclosed with a five foot tall wrought iron type fence with 1/2 inch square rods separated four inches on center. The fence is also proposed to include five two-foot square brick-faced piers. The piers are to be located at 15 foot intervals around the perimeter of the outdoor seating area and at the emergency exit gate located on the south side of the outdoor seating area.

The emergency exit gate is proposed to consist of an inner and an outer gate, each being five feet tall and 36 inches wide. The inner gate is proposed to be equipped with emergency exit panic hardware that will sound an alarm if an attempt is made to open it.

The fence is proposed to have a setback as measured from Woodward Avenue of 79.3 feet, equal to that of the existing restaurant. The underlying B-2, General Retail Business Zoning District has a front setback requirement of 25 feet as measured from the property line, which on a corner lot is applied to each street frontage. The setback of the existing restaurant structure as well as that of the proposed outdoor dining area are more than three times greater than this minimum requirement.

The relocated garbage storage area is proposed to be located within the existing parking area to the immediate northeast of the restaurant structure. As depicted on the attached detail drawing, the garbage storage area is proposed to be enclosed with an eight foot tall solid board on board fence. The setbacks of the relocated garbage storage area are proposed to be 37.61 feet as measured from the northerly property line along 63rd Street, and 56.43 feet as measured from the easterly property line along Woodward Avenue. Both of these proposed front setbacks exceed the minimum requirement of 25 feet.

5. The petitioner has provided a landscape plan for the project area, which has been reviewed by the Village Landscape Specialist, Mr. Todd Jacobson. Mr. Jacobson has provided the attached memorandum dated March 21, 2002, indicating that the petitioner's

plan is appropriate, and suitable materials have been utilized in the design which will provide screening and will enhance the aesthetics of the site.

Of the 34,125 square foot project area, approximately 15,769 square feet, or 46.21%, is currently improved as landscaped greenspace. As proposed, a portion of the existing greenspace will be removed to accommodate the hard surface portion of the outdoor seating area. However, the petitioner is proposing to landscape three islands within the parking lot to the west of the existing restaurant which are currently covered in paved surfaces. The percentage of the project area occupied by landscaped greenspace will therefore increase by 240 square feet to 16,009 square feet, or 46.91% of the project area.

As indicated on the petitioner's submitted landscape plan, the 600 square foot area that is to be used for seating and dining purposes is proposed to be located in the northwest portion of the outdoor seating area, immediately adjacent to the restaurant building. The landscaped area surrounding the outdoor seating area has been designed to buffer the seating area through the concentration of planting materials on its south and east sides.

The proposed planting materials include three deciduous trees, four evergreen shrubs, 22 deciduous shrubs, as well as numerous perennial and groundcover plantings. Of the approximate 1,322 square foot outdoor dining area within the perimeter of the wrought iron fence, approximately 722 square feet, or 54.6%, is proposed to be landscaped greenspace.

6. With respect to parking requirements, the restaurant and the outdoor seating area are assessed at a rate of one space for every 100 square feet of gross floor area, except that the lounge or bar area within the restaurant is assessed at a rate of three spaces for every 100 square feet of floor area.

The lounge area has been calculated as the 18 foot by 34 foot area immediately adjacent to and including the service bar, for an area of 612 square feet which requires 19 parking spaces. The remaining 3,288 square feet of the restaurant and the 600 square feet of the proposed outdoor seating area yield a parking requirement of 39 parking spaces. The total required parking for the project area is therefore 58 spaces.

Parking requirements within a Planned Development are assessed on an overall site basis according to the various uses within the development. The portion of the Meadowbrook Shopping Center within Planned Development #1 has 354 existing parking spaces, of which 246 are required to accommodate the other uses within that portion of the development. This requirement includes the vacant retail spaces which were assessed at the normal parking rate of one parking space for every 300 square feet of floor area.

Including the parking requirement of 58 spaces for the restaurant, lounge and outdoor seating area within project area, the total required number of parking spaces for the commercial portion of Planned Development #1 is 304 spaces, yielding a surplus of 50 spaces within the Planned Development.

7. With respect to stormwater management, the petitioner has met with Thomas Burke of the Village's engineering consultants, Christopher B. Burke and Associates, who has provided the attached correspondence dated March 19, 2002. Mr. Burke has indicated that the proposed construction of the outdoor seating area will not require the installation of stormwater detention facilities due to the small project area, as well as the increase in pervious greenspace area through the installation of the new landscaped areas within the parking lot.
8. As part of the remodeling of the restaurant, no new freestanding signs are proposed. Rather, the sign faces of the existing freestanding sign located generally to the immediate northeast of the structure are proposed to be changed to reflect the new restaurant and lounge. Additionally, the signage on the building's façade will be designed in conformance with the requirements of the underlying B-2, General Retail Business zoning district.
9. Also as part of the remodeling of the restaurant into a restaurant with a lounge that will serve alcoholic beverages, the petitioner will be required to apply for and receive a Village Liquor License. The Liquor Commission conducted a public hearing on September 6, 2001, and based upon the proposed site plan and operational plan, has recommended that the Mayor issue the Liquor License upon submittal of the required application documents and filing fee.
10. Section 28-1006 of the Zoning Ordinance establishes certain use regulations regarding outdoor seating and dining areas. The regulations are as follows:

(a) The required parking for the café shall be based on the gross floor area thereof and shall conform to the number of spaces required pursuant to Article XIV for "Establishments dispensing food or beverages for consumption on the premises other than restaurants with lounges" if no alcoholic beverages are served, or to the requirements for "Restaurants with lounges" if alcoholic beverages are served.

As previously indicated under item number 6 above, based upon the existing and proposed uses within the commercial portion of Planned Development #1, the parking requirements will be exceeded by 50 parking spaces.

(b) The outdoor café area shall not be located in any required yard or setback.

The required setback of 25 feet as measured from the front property line will be exceeded as measured from both 63rd Street and Woodward Avenue.

(c) Lighting which is directly related to the operation of the outdoor café shall be directed away from adjacent properties in such a manner as shall not create a public nuisance.

The petitioner is proposing four decorative lighting fixtures to be located around the perimeter of the paved area of the outdoor eating area, on the inside of the landscaped area within the fenced area. Each lighting fixture is proposed to be comprised of five globe-shaped lighting standards, the design and location of which have been proposed so as to illuminate only the seating area. The lighting for the seating area was also designed so that it would be buffered by the surrounding landscaped area. It is Staff's opinion, therefore, that the lighting of the outdoor seating area should not create a public nuisance.

(d) No entertainment shall be permitted.

The petitioner understands this obligation that no entertainment shall take place within the outdoor seating area.

(e) The outdoor café area shall be immediately adjacent to the principal restaurant building.

The outdoor seating area is proposed to be located immediately adjacent to the principal restaurant building, with access to the outdoor seating area being gained through the restaurant (except in the case of an emergency when the emergency exit on the south would be utilized).

(f) The outdoor café area shall conform to a site plan and elevation drawings which shall depict vegetation or other screening or reasonable distance from adjacent properties so that noise from the café area shall not create a public nuisance.

As measured from 63rd Street, the outdoor seating area is located behind (to the south of) the restaurant, with a setback of approximately 91.2 feet. As measured from Woodward Avenue, the setback of the outdoor seating area is proposed to be 79.3 feet, equal to that of the existing restaurant and more than three times that of the minimum setback requirement of 25 feet.

The outdoor seating area is also proposed to be surrounded by a landscaped area to its east and south, so as to buffer any noise that may be generated by its occupants. It is Staff's opinion that the proposed location and setbacks of the outdoor seating area coupled with the proposed landscape screening will help ensure that the outdoor seating area does not create a public nuisance.

RECOMMENDATION:

The Planning Staff would recommend that the Plan Commission forward a positive recommendation to the Village Council that the petitioner's request for the planned development amendment be granted as depicted on the submitted site plan, landscape plan, and building elevation drawings.

This recommendation is being made as the proposed planned development amendment has been prepared in a manner which is consistent with and is complimentary to the overall planned development site plan and with the requirements of the underlying B-2, General Retail Business zoning district. The proposed site plan is also consistent with the provisions of Section 28-1006 of the Zoning Ordinance pertaining to outdoor seating and dining areas, as well as the provisions of Section 28-1610 of the Zoning Ordinance pertaining to exceptional permitted uses within Planned Developments.

AGB:amd
Attachments
03/28/02

**VILLAGE OF DOWNERS GROVE
FORESTRY-GROUNDS MEMORANDUM**

DATE: March 21, 2002

TO: Kenneth J. Rathje, Director of Planning Services

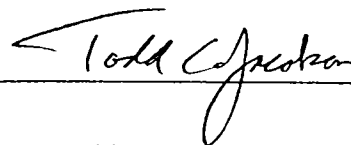
FROM: Todd C. Jacobson, Village Landscape Specialist

SUBJECT: Landscape Plan for the new Liberty Pub (formerly Steven's Restaurant)

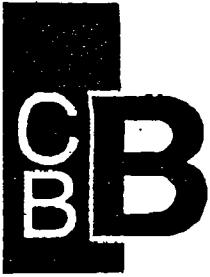
CC: Kerstin G. von der Heide, Village Forester

I have reviewed the landscape plan, dated 1/28/02, for the proposed renovations to the old Steven's Restaurant. After reviewing the plan and walking the site, I have concluded that the submitted landscape plan meets the criteria set forth by the Village. All plant material listed is hardy to this area and should flourish on the site. This assurance is made, assuming that all planting beds are correctly prepared prior to planting and that proper care and maintenance are provided to the newly installed plant material.

If this submitted landscape plan is installed as proposed, the landscape will provide the necessary screening, while enhancing the aesthetics of the new Liberty Pub. If I can be of any further assistance, please feel free to contact me.



Todd C. Jacobson

**FILE 1076****CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

March 19, 2002

Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515-4776

Attention: Amanda Browne, Village Planner

Subject Stormwater Management Review of Restaurant at 63rd and Woodward
(CBBEL Project No. 01-528)

Dear Ms. Browne:

To date, Christopher B. Burke Engineering, Ltd. (CBBEL) has not received a stormwater management permit application for the restaurant remodel at 63rd Street and Woodward. We met with the restaurant owner on, I believe, February 27, 2002 to discuss the stormwater improvements that will be necessary for the outdoor café remodel. I told the owner at that time that it was not necessary that he provide stormwater detention because he is "paving over" a very small area and increasing the pervious area on the site by creating more landscaped areas. I also let him know that he should still fill out a stormwater application so that we have the proposed site plan in our review file and we would provide the necessary review letter to the Village.

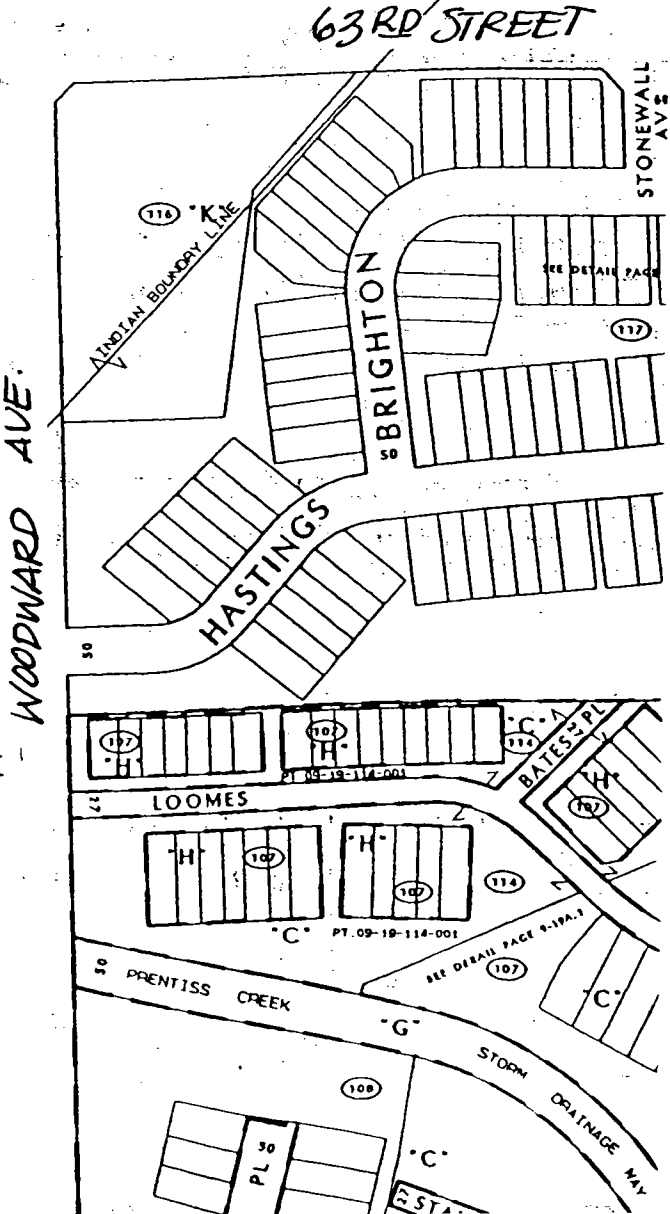
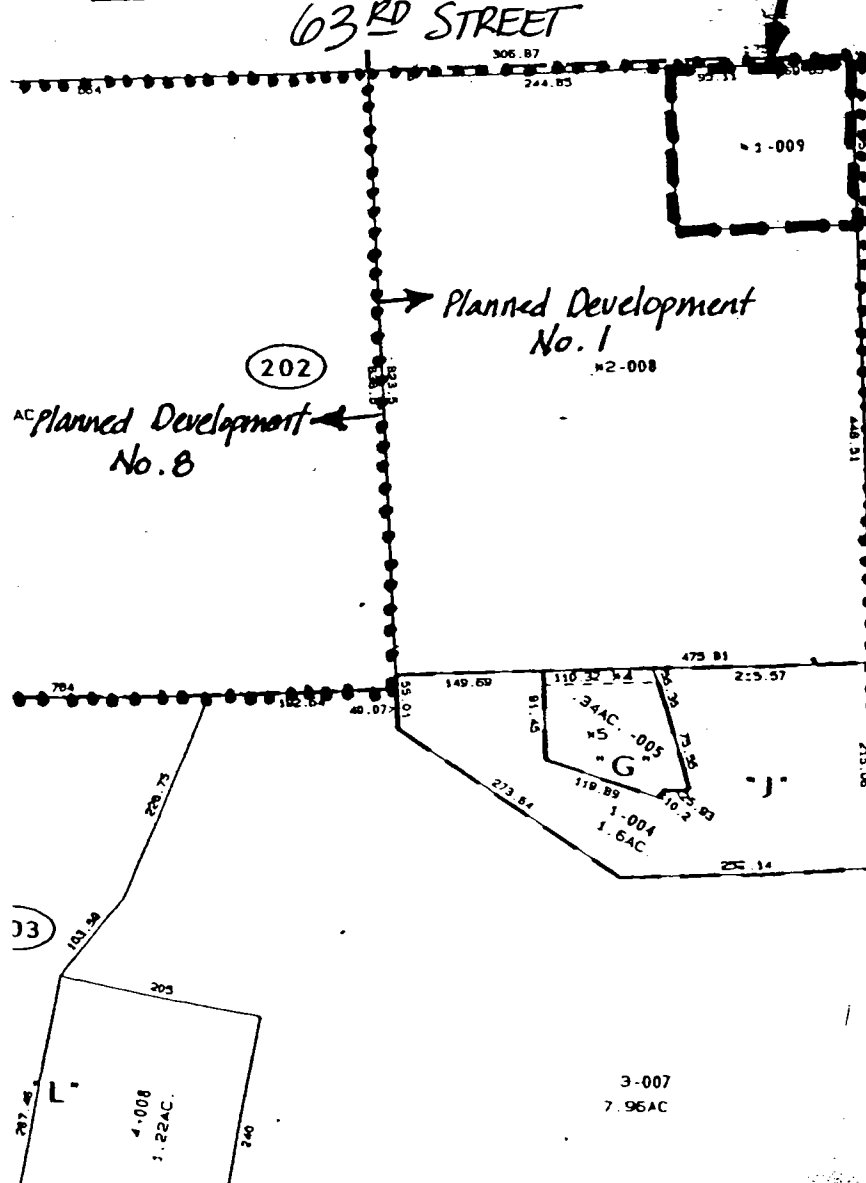
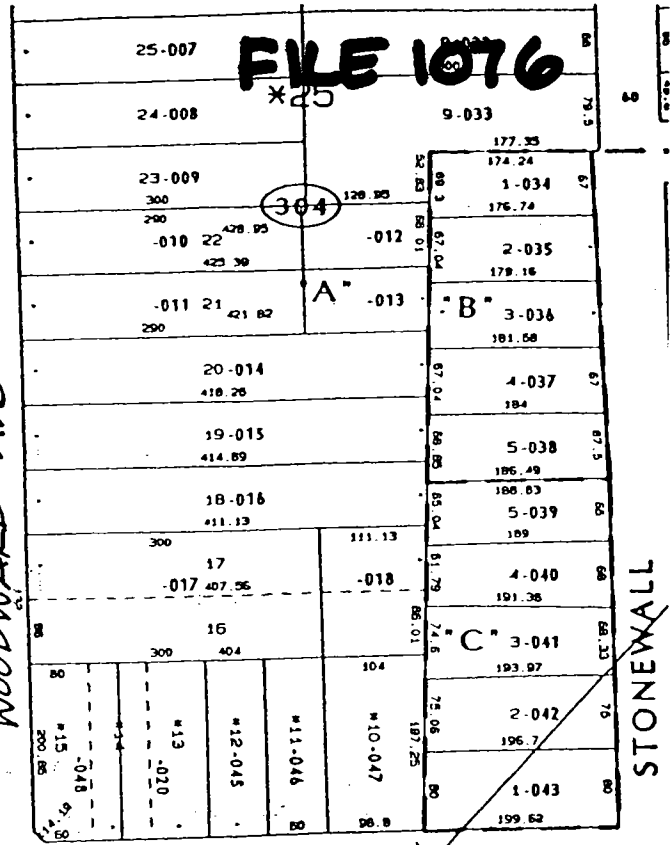
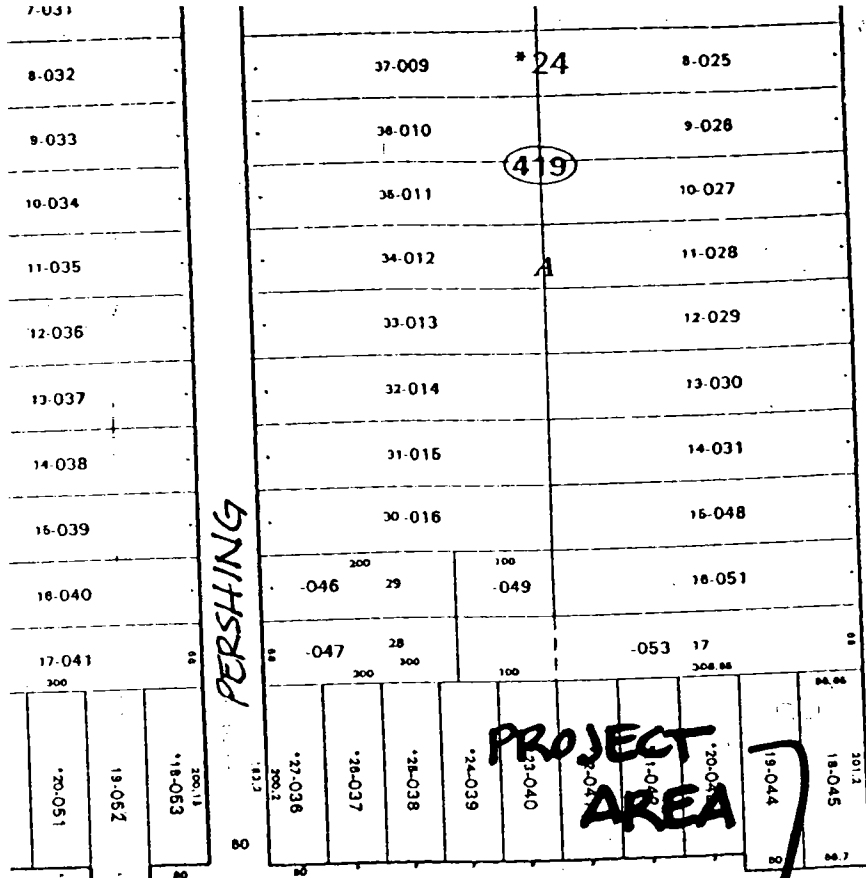
If you have any questions please call me at (847) 823-0500.

Sincerely,

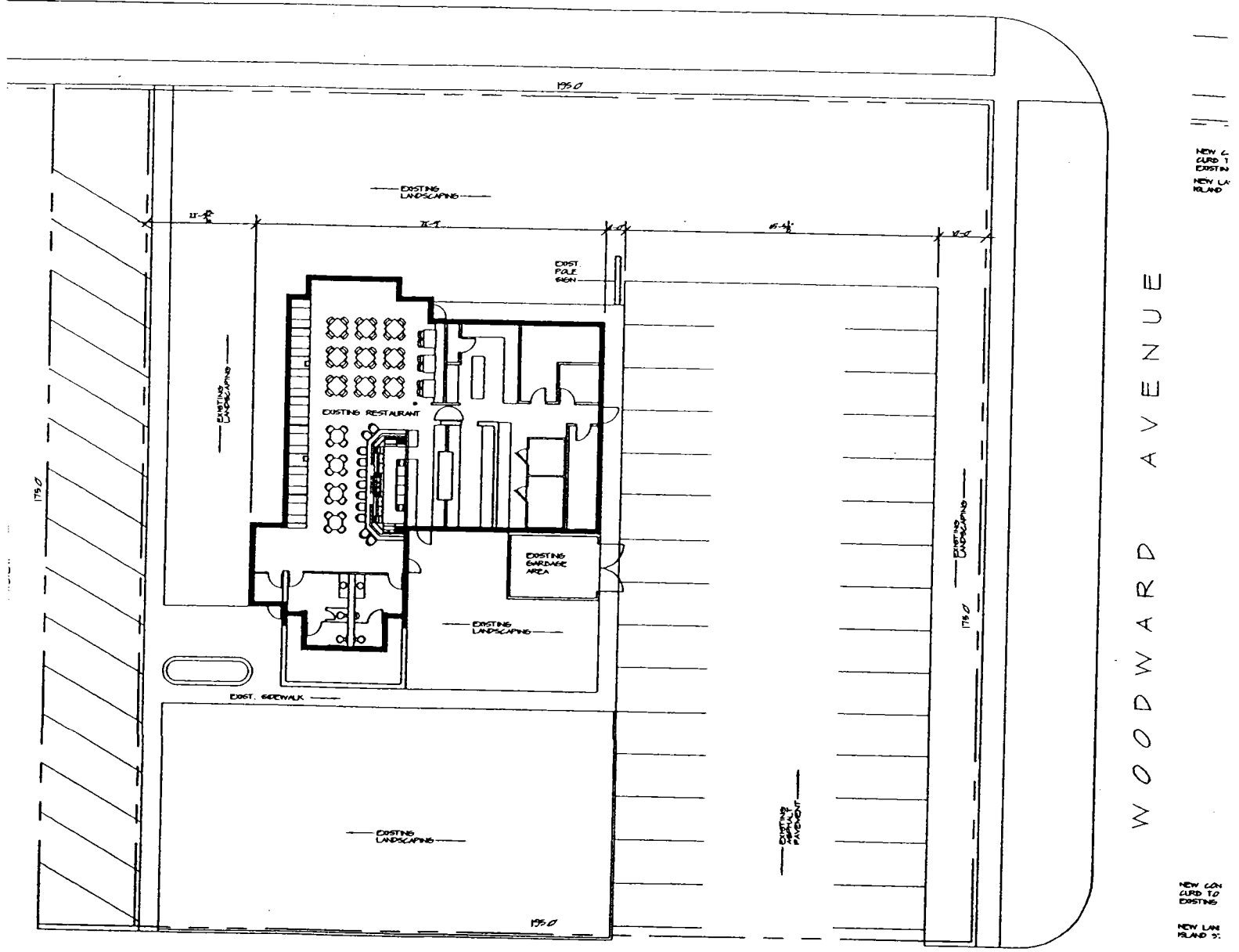
A handwritten signature in black ink, appearing to read 'Thomas T. Burke', written over a printed name.

Thomas T. Burke, PhD, PE
Head, Water Resources Section IIICc: Chrys Rymas – Village of Downers Grove, Public Works
P. Kay Whitlock – Stormwater Administrator

TTB D:\projects\01528\L-stevens restaurant.319.doc



63RD STREET



NEW CURB TO EXISTING
NEW CURB TO EXISTING
NEW CURB TO EXISTING

WOODWARD AVENUE

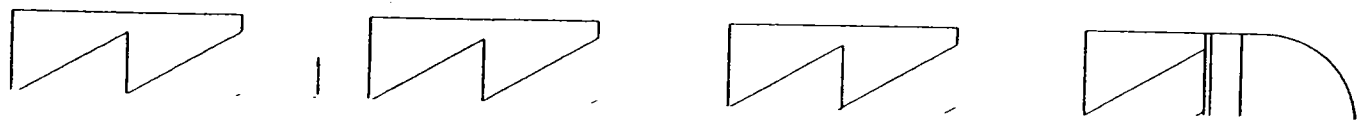
NEW CURB TO EXISTING
NEW CURB TO EXISTING



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

EXISTING DRIVEWAY



FILE 1076 REVISED

SITE STATISTICS

	EXISTING		PROPOSED		COMMENTS
SITE AREA (0.7 ACRES)	34,125 SQ. FT.	100%	34,125 SQ. FT.	100%	
BUILDING	3,900 SQ. FT.	11.42%	3,900 SQ. FT.	11.42%	
SIDEWALKS	1,840 SQ. FT.	5.4%	1,840 SQ. FT.	5.4%	
REFUSE AREA	266 SQ. FT.	0.8%	266 SQ. FT.	0.8%	RELOCATED
PATIO DINING (HARD SURFACE)	NONE	0%	600 SQ. FT.	1.7%	
PAVEMENT	12,350 SQ. FT.	36.19%	11,510 SQ. FT.	33.73%	
LANDSCAPING	15,769 SQ. FT.	46.20%	16,009 SQ. FT.	46.91%	

PARKING REQUIREMENTS

EXISTING RETAIL AREA WITHIN
PLANNED UNIT DEVELOPMENT 71,148 SQ. FT. @ 1/300 = 237 REQD PARKING SPACES

EXISTING GYROS RESTAURANT
WITHIN SHOPPING CENTER 900 SQ. FT. @ 1/100 = 9 REQD PARKING SPACES

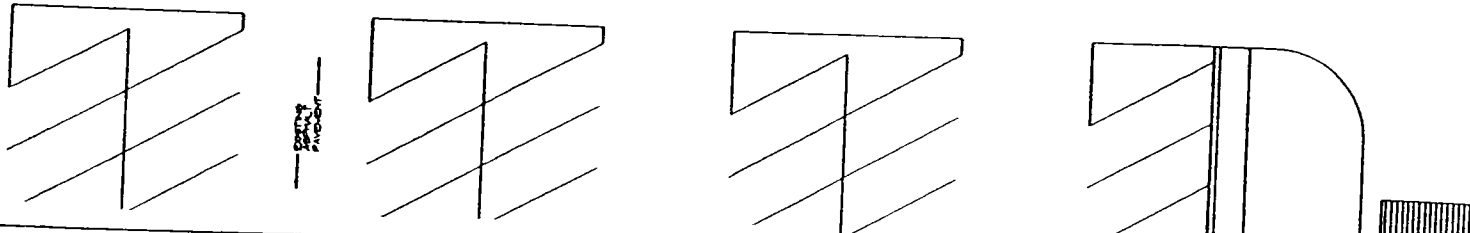
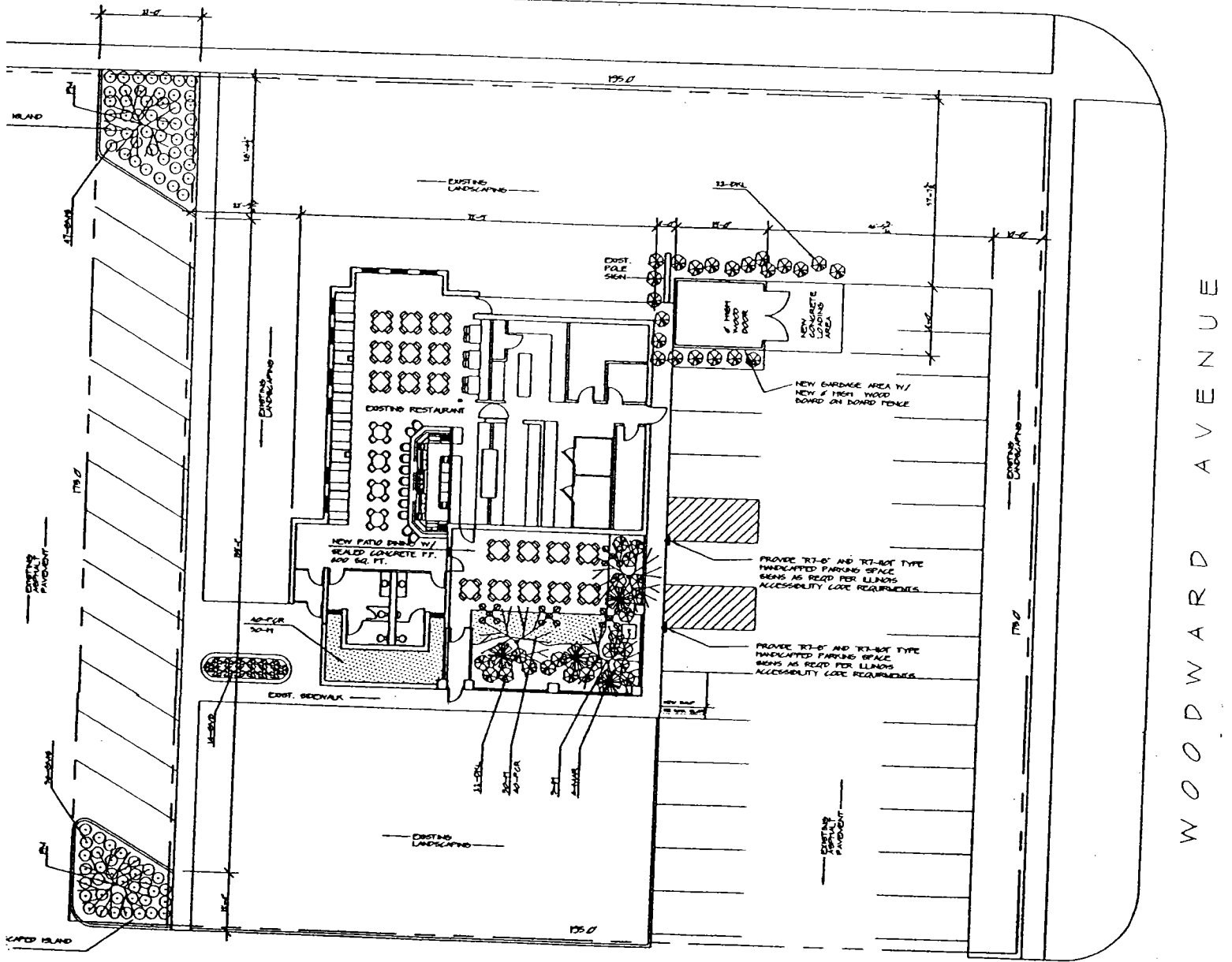
OUR EXISTING RESTAURANT 3,288 SQ. FT. @ 1/100 = 33 REQD PARKING SPACES

OUR EXISTING LOUNGE 612 SQ. FT. @ 3/100 = 19 REQD PARKING SPACES

OUR PROPOSED PATIO DINING 600 SQ. FT. @ 1/100 = 6 REQD PARKING SPACES

TOTAL REQUIRED PARKING SPACES = 304

ACTUAL EXISTING PARKING SPACES = 352 (SURPLUS OF 352-304 = 48 SPACES)

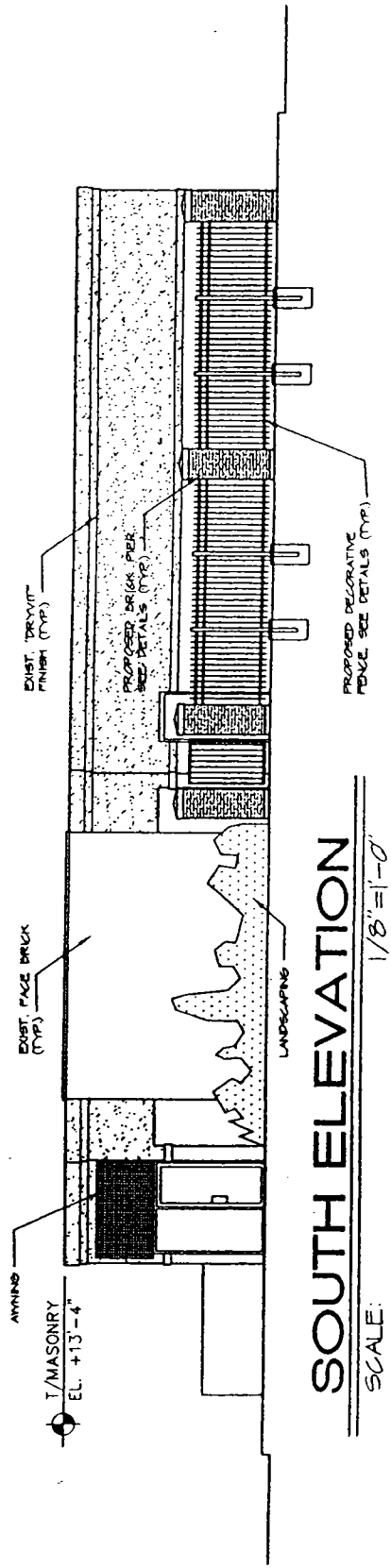
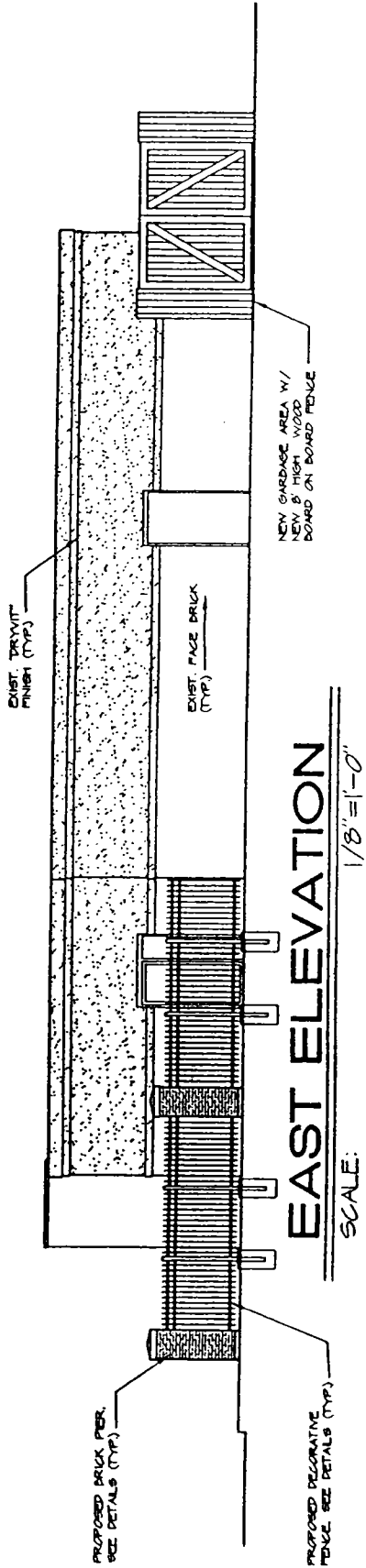


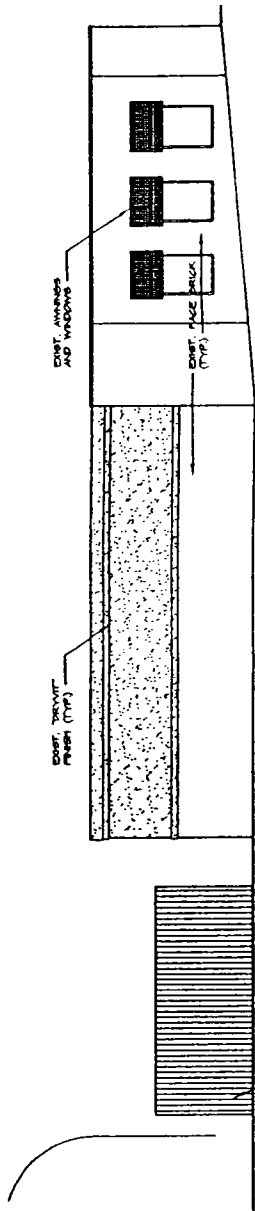
PLANTING KEY/LIST

NUMBER	SIZE	KEY	LATIN NAME	COMMON NAME
80	1-GAL.	M	HEMEROCALLIS 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	
80	1-GAL.	PCR	ROSA 'FLOWER CARPET PINK' / CARPET ROSE	
85	15"	ONS	SPIREA JAPONICA 'GOLDMOUNT' / GOLDMOUNT SPIREA	
44	20"	DKL	SYRINGA MEYERI 'PALIDIN' / DWARF KOREAN LILAC	
14	15"	OND	BURUS 'GLENDOR' / CHICAGO GREEN DORWOOD	
4	5'	MAR	TRILIA OCCIDENTALIS 'TECHNY' / MISSION ARDORVITAE	
3	2 1/2"	MI	GLEDITSIA TRICANTHOS 'INERMIS 'IMPERIAL'' / IMPERIAL HONEYLOCUST	
2	2 1/2"	FM	ACER PLATINOIDES 'PARKWAY' / PARKWAY MAPLE	

LANDSCAPE PLAN
 SCALE: 1/16" = 1'-0"

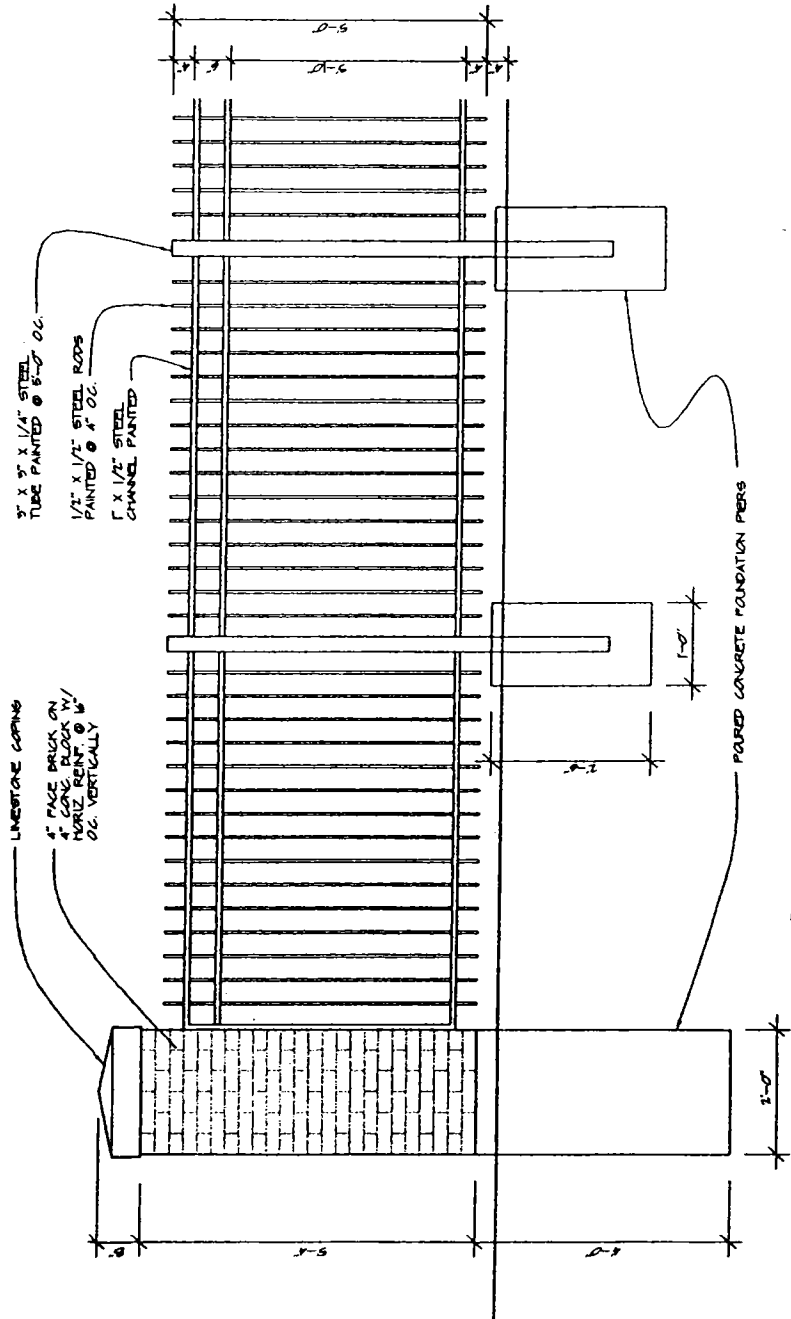
WOODWARD AVENUE





NORTH ELEVATION

SCALE: 1/8" = 1'-0"



FENCE DETAIL

SCALE: 1/2" = 1'-0"



LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING - Notice is hereby given that a public hearing will be held by the Plan Commission at 7:30 p.m. on April 2, 2002 at the Village of Downers Grove Public Works Building, 5101 Walnut Avenue, Downers Grove, Illinois, to consider a petition to amend Planned Development No. 8, Meadowbrook Shopping Center to allow an outdoor seating area for a restaurant located at the southwest corner of 63rd Street and Woodward Avenue, commonly known as 2001 63rd Street, Downers Grove, Illinois (PIN Nos. 08-24-202-005, -008, -009). The property is legally described as follows:

Lots 1, 2 and 3 in Meadowbrook Subdivision, being a subdivision of that part of the Northeast Quarter of Section 24, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded February 1, 1973 as Document R73-05824 and Certificates of Correction recorded as Document R76-58800 and R76-58801, in DuPage County, Illinois.

Together with

Lot 5 and the south 15.00 feet of Lot 4 in Valley Creek Park Estates Unit 1, being a subdivision in the Northeast Quarter of Section 24, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 30, 1957 as Document 866856 and the Certificate of Correction recorded September 16, 1958 as Document 894780 (except that part of said Lot 5 and the south 15.00 feet of Lot 4 described as follows: commencing at the southeast corner of said Lot 5, thence north on the east line of said Lot 5 having a bearing of north 0 degrees 00 minutes 00 seconds east a distance of 28.64 feet; thence south 89 degrees 35 minutes 00 seconds west a distance of 164.71 feet; thence north 14 degrees 25 minutes 50 seconds west a distance of 62.17 feet, to a point of beginning; thence continuing north 14 degrees 25 minutes 50 seconds west a distance of 75.55 feet; thence north 17 degrees 23 minutes 30 seconds west a distance of 55.13 feet to a point on the north line of the south 15.00 feet of said Lot 4; thence west on the north line of the south 15.00 feet of said Lot 4 having a bearing of south 89 degrees 35 minutes 00 seconds west a distance of 110.38 feet; thence south 0 degrees 25 minutes 00 seconds east a distance of 91.17 feet; thence south 69 degrees 35 minutes 46 seconds east a distance of 119.89 feet; thence north 41 degrees 08 minutes 30 seconds east a distance of 10.20 feet; thence north 89 degrees 20 minutes 06 seconds east a distance of 25.93 feet to the point of beginning) in DuPage County, Illinois.

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Relations Department (630 434-5560) prior to the meeting. Wheelchair

access may be gained through the main entrance of the Public Works Building. All interested parties should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Plan Commission, Alan Jirik, Chairman. Published in the Downers Grove Reporter, Friday, March 15, 2002.

ORDINANCE NO. _____**AN ORDINANCE APPROVING AN AMENDMENT TO
PLANNED DEVELOPMENT #1 TO APPROVE AN OUTDOOR SEATING AREA FOR THE
PROPERTY LOCATED AT 2001 W. 63RD STREET, DOWNERS GROVE, ILLINOIS**

WHEREAS, the Village Council has previously, on September 16, 1968 adopted Ordinance No. 1354 designating certain property as Planned Development #1; and,

WHEREAS, the Village Council has, from time to time, approved various preliminary and final site plans and amendments thereto for Planned Development #1; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting amendment of Planned Development #1 to amend the site plan and obtain final site plan approval for an outdoor seating area on the southeast side of the restaurant building located at 2001 W. 63rd Street.

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and it appears that said Plan Commission has given the required public notice, has conducted a public hearing respecting the petition on April 2, 2002, and has made its findings and recommendations dated April 23, 2002, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. The following plans and specifications are approved to amend the site plan and approve an amended final site plan for a portion of the site to permit a restaurant outdoor seating area:

1. Proposed site plan dated 04/29/02, reduced copy attached hereto and incorporated herein by

reference as Exhibit A.

2. Landscape Plan/Elevation Plan, dated 03/08/02, reduced copy attached hereto and incorporated herein by reference as Exhibit B.

3. Patio Detail Plan dated 04/29/02, reduced copy attached hereto and incorporated herein by reference as Exhibit C.

SECTION 3. The approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File No. 1076, dated April 23, 2002 and as set forth in the minutes of their April 2, 2002 meeting.

SECTION 4. That the proposed outdoor seating area is consistent with and complimentary to the overall planned development site plan and with the requirements of the B-2 zoning district as an exceptional permitted use as outlined under Section 28-1610 of the zoning ordinance pertaining to exceptional permitted uses within plan developments.

SECTION 5. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

**FILE 1076
REVISED**

ANGELO STAMATOUKOS - ARCHITECT

113 CENTRAL, HINSDALE, ILLINOIS 60521
Telephone: (630) 789.2285 Fax: (630) 789.2286



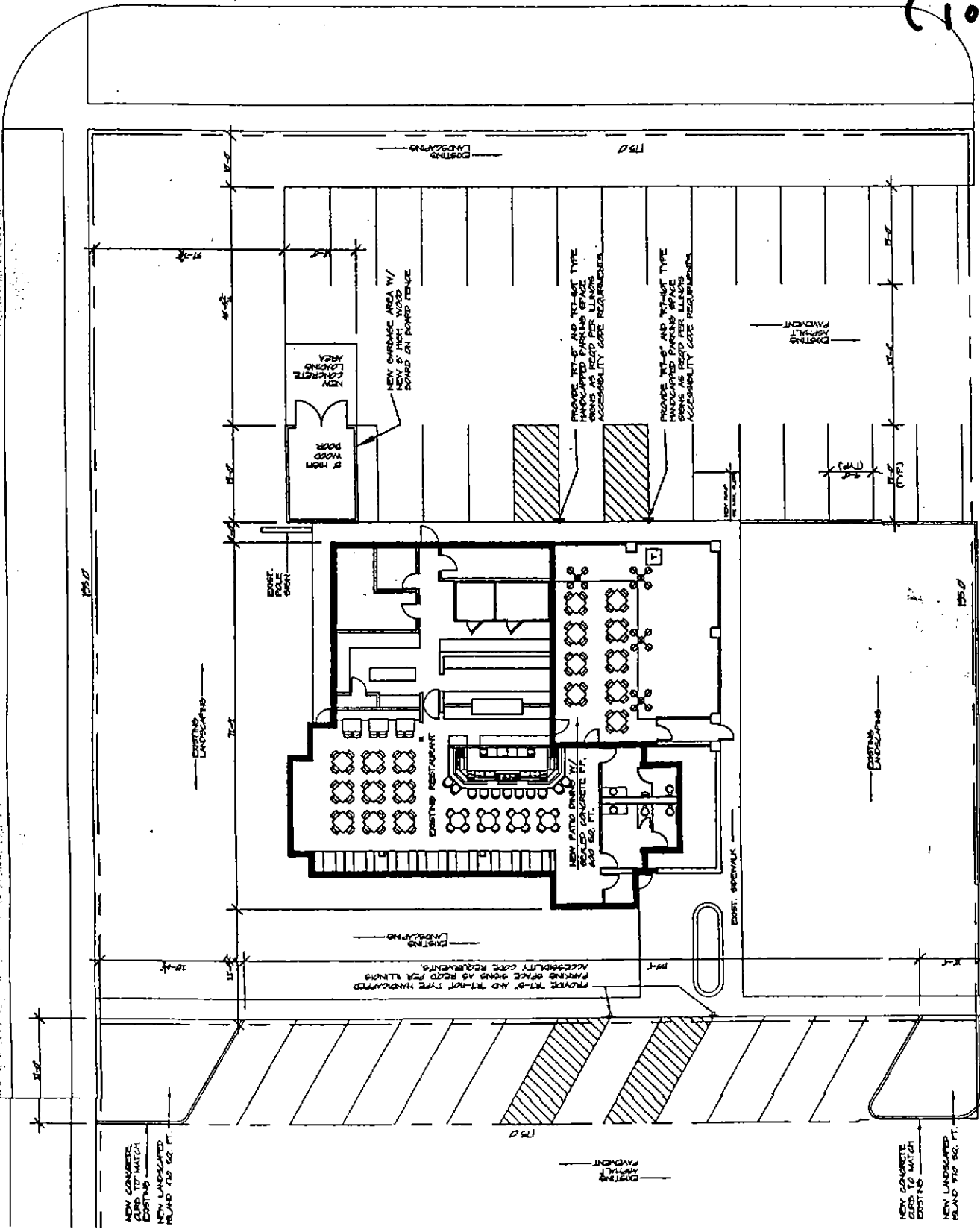
CAD FILE NAME: SYMTESTE

3/15/02	A.E.
3/14/02	A.E.
4/24/02	A.E.
4/26/02	A.E.

dated

WOODWARD AVENUE

**Exhibit A
(1 of 2)**



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"



EXISTING DRIVEWAY

FILE 1076
 REVISED
 Exhibit A
 (2 of 2)

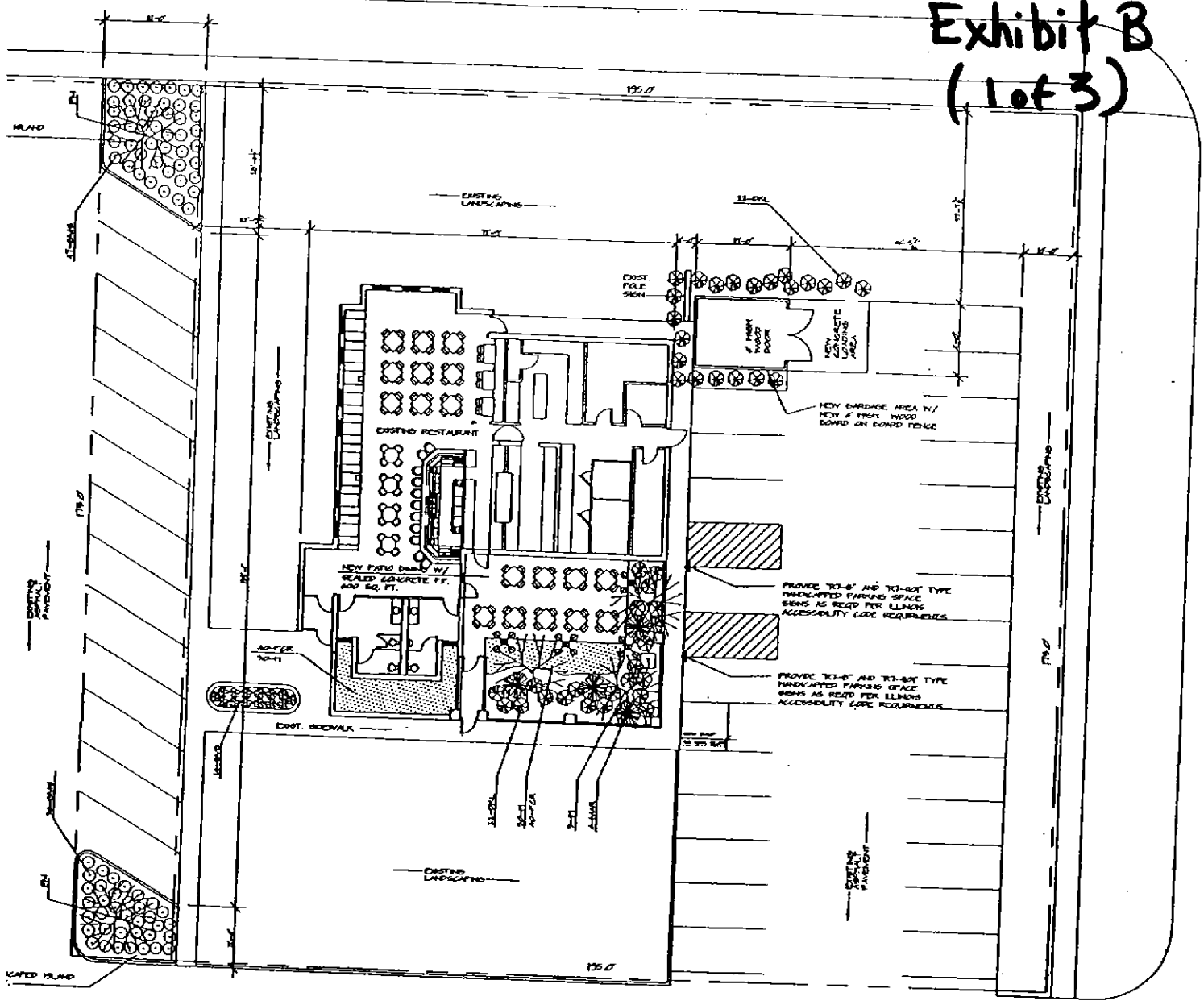
SITE STATISTICS

	EXISTING		PROPOSED		COMMENTS
SITE AREA (0.7 ACRES)	34,125 SQ. FT.	100%	34,125 SQ. FT.	100%	
BUILDING	3,900 SQ. FT.	11.42%	3,900 SQ. FT.	11.42%	
SIDEWALKS	1,840 SQ. FT.	5.4%	1,840 SQ. FT.	5.4%	
REFUSE AREA	266 SQ. FT.	0.8%	266 SQ. FT.	0.8%	RELOCATED
PATIO DINING (HARD SURFACE)	NONE	0%	600 SQ. FT.	1.7%	
PAVEMENT	12,350 SQ. FT.	36.19%	11,510 SQ. FT.	33.73%	
LANDSCAPING	15,769 SQ. FT.	46.20%	16,009 SQ. FT.	46.91%	

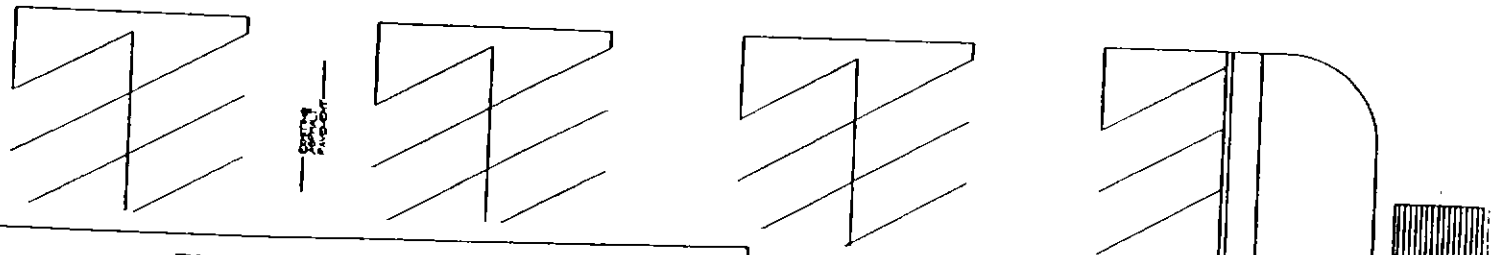
PARKING REQUIREMENTS

EXISTING RETAIL AREA WITHIN PLANNED UNIT DEVELOPMENT	71,148 SQ. FT. @ 1/300 = 237 REQD PARKING SPACES
EXISTING GYROS RESTAURANT WITHIN SHOPPING CENTER	900 SQ. FT. @ 1/100 = 9 REQD PARKING SPACES
OUR EXISTING RESTAURANT	3,288 SQ. FT. @ 1/100 = 33 REQD PARKING SPACES
OUR EXISTING LOUNGE	612 SQ. FT. @ 3/100 = 19 REQD PARKING SPACES
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TOTAL REQUIRED PARKING SPACES = 304	
ACTUAL EXISTING PARKING SPACES = 352 (SURPLUS OF 352-304 = 48 SPACES)	

4/29/02



WOODWARD AVENUE



PLANTING KEY/LIST

NUMBER	SIZE	KEY	LATIN NAME	COMMON NAME
80	1'-6"	H	HEMEROCALLIS HAPPY RETURNS	HAPPY RETURNS DAYLILY
80	1'-6"	PCR	ROSA FLOWER CARPET PINK	CARPET ROSE
83	15'	GMS	SPIREA JAPONICA GOLDMOUNT	GOLDMOUNT SPIREA
44	30'	DKL	SYRINGA MEYERI PALDIN	DYARI KOREAN LLAC
14	15'	GND	EURUS 'GLENGOE'	CHICAGO LAND GREEN DORWOOD
4	5'	MAR	TRILIA OCCIDENTALIS TETINY	MISSION ARBORVITAE
3	2 1/2"	#1	GLADISIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST
2	2 1/2"	PM	ACER PLATINODES PARKWAY	PARKWAY MAPLE



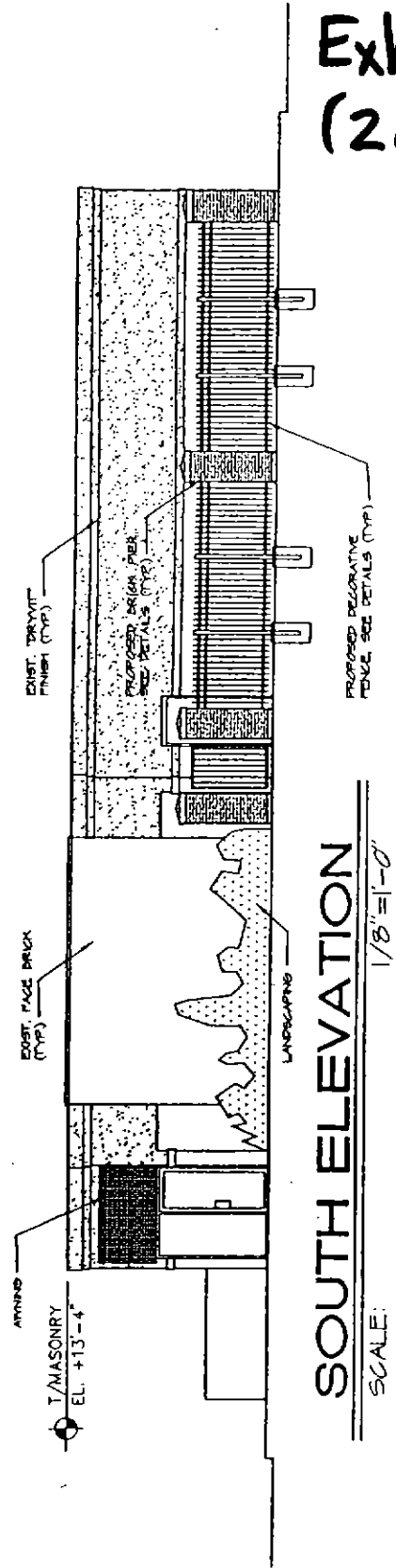
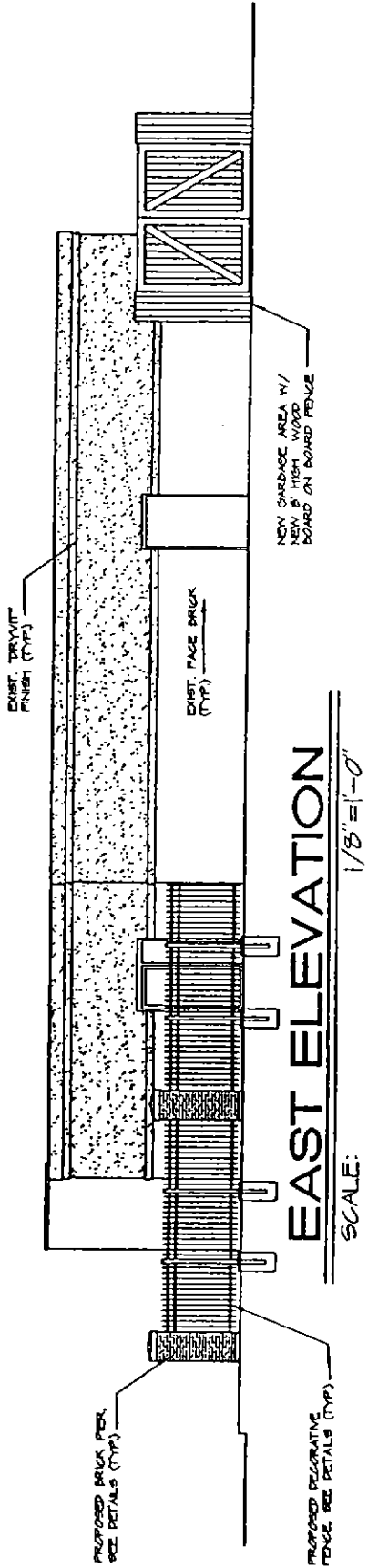
LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

3/8/02

3/8/02

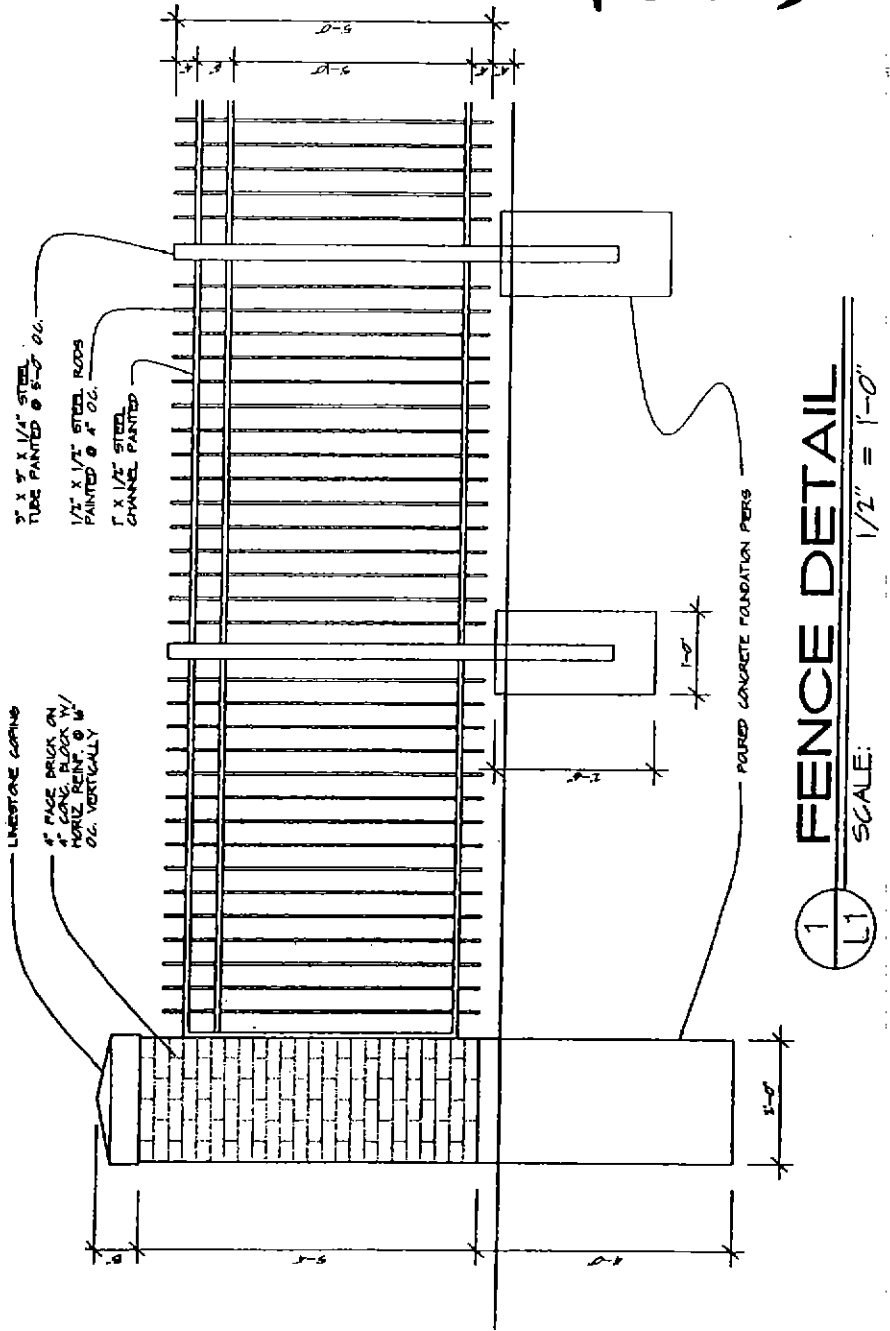
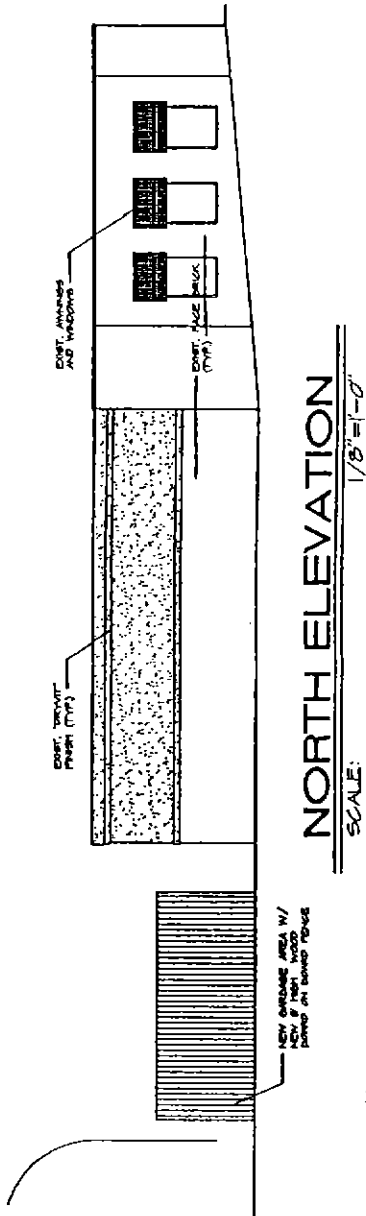
Exhibit B
(2 of 3)



FILE 1076

3/8/02

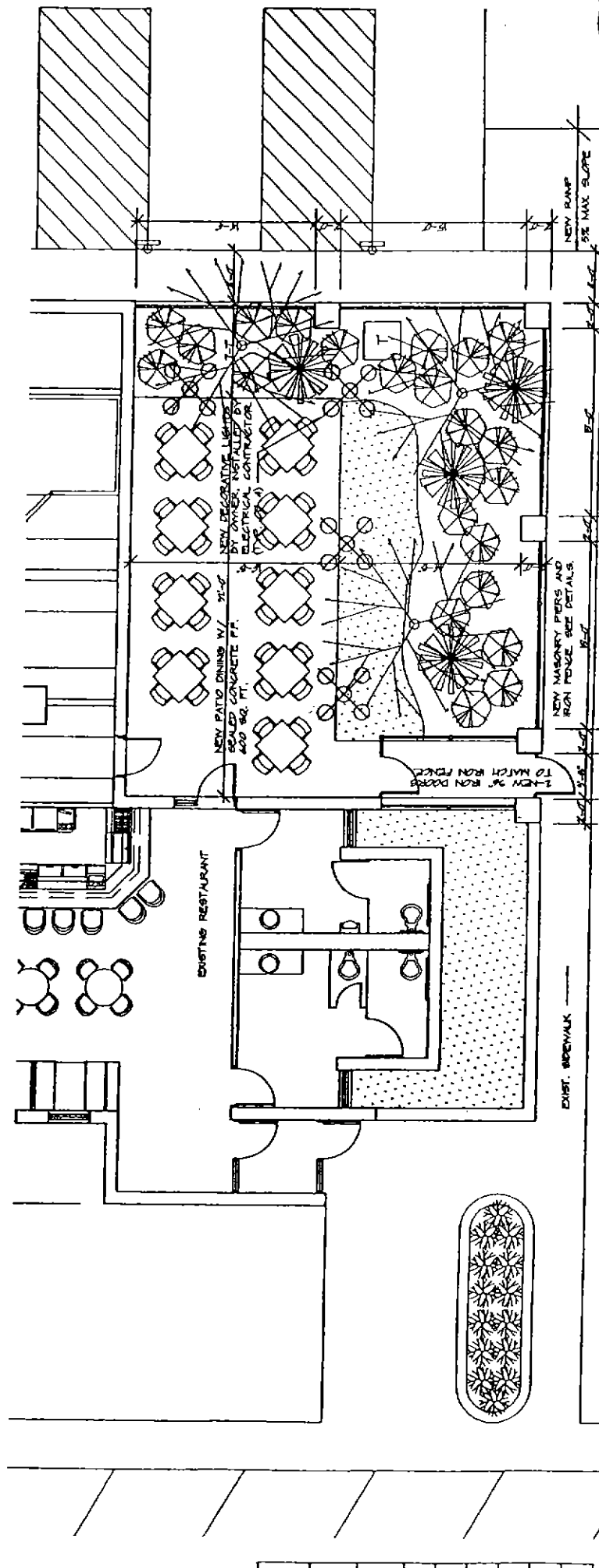
Exhibit B
(3 of 3)



FILE 1076

4/29/02

Exhibit C



PATIO DETAILED PLAN

SCALE:

